

# **CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT**

**Project #:** 1005243  
**Property Description/Address:** Tracts 1-5, Broadstone Towne Center located at Gibson Blvd NE

**Date Submitted:** August 29, 2012  
**Submitted By:** Kathleen Oweegon

**Meeting Date/Time:** August 28, 2012, 6:00-8:00  
**Meeting Location:** Loma Linda Community Center, 1700 Yale SE  
**Facilitator:** Kathleen Oweegon  
**Co-facilitator:** Diane Grover

**Parties:**  
Verdad Real Estate, TK Keen, Applicant  
Consensus Planning, Jackie Fishman, Agent  
Clayton Heights/Lomas del Cielo N. A. ("CHL")  
Kirtland Community Association ("KCA")

**Invited but not in attendance:**  
District 6 Coalition of N.A.'s ("D6C")  
North Valley Coalition ("NVC")

Note: Individual names can be found at the end of this report.

## **Background/Meeting Summary:**

Jacqueline Fishman of Consensus Planning, Inc., as agent for Applicant Verdad Real Estate requests a Site Development Plan for Building Permit and an Amendment to the Site Development Plan for Subdivision for property described as Tracts 1-5, Broadstone Towne Center zoned SU-1 for PRD and C-2 located on Gibson Boulevard SE containing approximately 16.76 acres.

The agent explained that the revised Site Plan for Subdivision had not been sent out earlier but was available for review at the meeting. She did offer an extra copy to anyone who wanted it and stressed that only minor revisions were being made.

She explained that while four pad sites were originally approved, the proposed Buffalo Wild Wings will take up 2 pads, which would mean that the original 4 pads would house 3 businesses rather than 4. Dion's is on the first pad; the second and third pads would be taken up with the proposed restaurant, and a third pad is still vacant and measures just less than 1 acre. It could potentially house something like a Starbucks, yogurt or bagel shop, or some kind of small retail

operation. It is not permissible for this location to be used for package liquors or drive-through dining, and will not be developed by this applicant.

One of the important items for neighbors was the access at this site, as many are concerned that the U-turn activity on University and Gibson is increasing, and they expect that it will continue to do so with the new proposal, especially on “game nights”. The access approved by the City at this point is right-in/right-out and neighbors want additional access to minimize the U-Turn potential. Both the applicant and the neighbors are in agreement on this matter. The agent volunteered to bring this up with the planner in their next meeting.

Neighbors in attendance had numerous questions and a couple of concerns, detailed below in “**Meeting Specifics**”, but overall did not appear to have much opposition to this project. When asked by the facilitator for neighbors’ comments and thoughts on the project, one man stated that “Gibson is our Hub” and “development is much needed”. He thought that bringing in more business will be good for the area. The facilitated meeting was primarily utilized for information sharing.

**Outcome:**

**Areas of Agreement:**

- Agent and applicant would prefer better access to avoid U-Turns on Gibson and University

**Unresolved Issues, Interests and Concerns:**

- The possibility of additional access to avoid growing problem with U-Turns on Gibson and University
- The exact measurements between the church on Gibson and University and the restaurant, which will be selling alcohol.

**Meeting Specifics:**

- 1) Applicant Presentation
  - a) Revised Site Plan for Subdivision
    - i) Was not sent out earlier but displayed at meeting
    - ii) University is the western boundary
    - iii) Buena Vista is the eastern boundary
    - iv) Gibson is the southern boundary
    - v) Broadstone Apartments (240 units) take up 2 big tracts
    - vi) 4 pad sites were originally approved at University and Gibson
    - vii) Dion’s is at the NE corner of University and Gibson
    - viii) Buffalo Wild Wings will be pad sites 2 and 3 and replatted to one lot
      - (1) Needed 2 pads to accommodate parking ratios
    - ix) Vacant pad will be the third commercial site
      - (1) Could be another small restaurant or possibly retail
      - (2) Applicant is not building on this site
    - x) Site plan is still being revised
  - b) Lot sizes
    - i) Buffalo Wild Wings will be a 2-acre lot
    - ii) Vacant lot is slightly less than 1 acre

- (1) Could accommodate fast food (no drive-thru service) or Starbucks
- c) Restaurant/building
  - i) Straddles 2 lots (which will be replatted into 1 lot)
  - ii) Building will be 7300 sq. ft. total
    - (1) 6100 sq. ft. for restaurant
    - (2) 1200 sq. ft for indoor/outdoor patio
    - (3) Seating capacity will be 294
  - iii) Sidewalk Connections
    - (1) Some sidewalk connections to the building
    - (2) Another sidewalk connection from Gibson to the site
    - (3) Existing 8' sidewalk on Towne Center Lane on the North, connecting to the building
- d) Site/landscaping
  - i) Sites sit low off of Gibson
    - (1) There is an intense drop from east to west
    - (2) Restaurant will be approximately 8' below Gibson
  - ii) Will have a retaining wall at the south edge along Gibson
  - iii) There is some existing landscaping
  - iv) Additional landscaping will be put in by applicant in connection with this project
- e) Liquor
  - i) Will have full service liquor license
  - ii) No package sales
- f) Hours of operation
  - i) Monday-Thursday 11 a.m. to 1 a.m.
  - ii) Friday and Saturday 11 a.m. to 2 a.m.
  - iii) Sunday 11 a.m. to midnight
- g) Franchise is out of Dallas, Texas
  - i) Has worked with the developer for 2 ½ years
  - ii) Operators are very conscientious
    - (1) They are very responsive
    - (2) Any problems or issues with crime will be handled immediately
    - (3) They do take the necessary steps
- h) Zoning
  - i) SU-1 for C2 Uses
  - ii) Permissive uses with restrictions as follows:
    - (1) Free standing cell towers/antennas
    - (2) Vehicle sales, rental service, repairs, storage
    - (3) Package Alcohol Sales/off premises consumption
    - (4) Gasoline, oil and liquefied petroleum; Gas Retailers
    - (5) Off premise signs including billboards
    - (6) Drive-in Restaurants
- 2) Neighbors' questions and concerns
  - a) Compliance laws for distance from the church at SW corner of University and Gibson
    - i) Agent states church is closer to the upper entrance of the property, than to the Buffalo Wild Wings location.
    - ii) Looking at scale on drawings appears to be in compliance
      - (1) Church is over 500' away which is City requirement

- b) Access
  - i) Agent states the whole site went through an access study
  - ii) Access at Gibson right in/right out
  - iii) Access at University is right in/right out
  - iv) Neighbors concerned that eastbound traffic on Gibson will U-turn at the IHOP
  - v) Neighbor suggested additional curb/median cuts to allow left in access.
    - (1) Agent stated they had talked about having a light but City said no
  - vi) Neighbors concerned that game-day traffic will make U-turns
  - vii) Applicant and neighbors liked the idea of left in
  - viii) Neighbor stated there would be additional traffic on Sunshine Terrace but thankfully not during school hours
- c) Landscaping
  - i) Neighbor wanted to know if it was designed to be crime-proof or crime-resistant
    - (1) Agent stated that crime proofing would not meet City requirements for landscaping density and coverage
    - (2) Surveillance cameras will be on all night, and the property will be well-lit
  - ii) Neighbor asked about landscape maintenance
    - (1) Property owner is responsible for landscape maintenance
    - (2) Verdad Realty will keep ownership and lease to operators
    - (3) Verdad will be responsible for maintaining landscaping
    - (4) Verdad Realty will be sharing maintenance at Broadstone Way with the Apartment Complex
- d) Input from Apartment Complex
  - i) Applicant has not heard from them
  - ii) Company selling the parcel owns the apartment complex
- e) Time-line
  - i) 100-110 days to build following EPC approval and DRB process
  - ii) Hope to start construction by end of 2012
  - iii) Hope to finish during 1<sup>st</sup> quarter of 2013
- f) Traffic
  - i) Neighbor would like traffic re-visited to avoid people heading west on Gibson cutting across busy traffic
  - ii) Agent stated that there is a deceleration lane to turn into the development.
  - iii) Another neighbor had concerns about crossing to the other side of Gibson between Bluewater and Hanover with U-Turns
  - iv) Neighbor requested another way to turn in to avoid U-turns on University and Gibson
    - (1) Agent could not remember what City objection was to Left-In
    - (2) Facilitator suggested neighbors write to planner so he can relay their concerns to the appropriate person
    - (3) Neighbor suggested City look at doing something like what was done at the fire station
      - (a) Agent noted that she understood that to be a special exception, since it was a fire station.
  - v) Neighbor suggested 2 turn lanes were needed when travelling south at Gibson and University

- (1) Someone noted that there were effectively (not officially) 2 turn lanes on Game Nights
- g) Building Elevations
  - i) Front door to restaurant at south elevation facing Gibson
  - ii) Bottom facing east towards mountains will have lift-able walls, similar to garage doors to the patio, creating walls in the winter and an open patio in warmer weather
    - (1) 5 such doors on the East
    - (2) 2 doors facing north
  - iii) North elevation facing apartments has 2 “garage doors”
  - iv) West elevation faces Dions
- h) Parking
  - i) On both sides
  - ii) Building is in the center of site
  - iii) Parking on east and west sides with one row on the south side
  - iv) City likes parking to be broken up in smaller pieces
- i) Vacant lot
  - i) Under one acre
  - ii) Probably not a restaurant but anything under C2 zone not excluded
  - iii) Neighbors suggested yogurt shop; coffee shop; bagel shop; ice cream shop – no drive-through.
- j) Exterior of Buffalo Wild Wings will be dressed up
  - i) May spur additional development opportunities
- k) Neighbor had concern about any package store or “growlers” (take-home containers of beer that micro-breweries sell).
  - i) Agent stated could not be on this site
- l) Neighbor comments on project
  - i) “Gibson is our Hub”; development is much needed
  - ii) Bringing in more business will be good for the area
- m) Who will manage Buffalo Wild Wings?
  - i) Franchisee knows there is demand
  - ii) Will hire from within the local organization and the area
- n) Good Neighbor policies
  - i) Neighbors asked if they would join the neighborhood associations
    - (1) CHL costs \$50
    - (2) KCA costs \$25
    - (3) Associations have nights where neighbors will all eat at one establishment or another
  - ii) Applicant stated that operators wanted to be good neighbors and suggested neighbors approach them to join
- o) Copies of Revised Site Plan
  - i) Agent offered copies
  - ii) Revisions include
    - (1) Entrance to the parking lot being moved 50’ to the east to give it distance from the pedestrian connection off Gibson
    - (2) Minor changes to the building elevations
    - (3) Planner asked for arch elements over windows – try to modify building to fit site

- (a) Tile roof is similar to apartments and Dion's
  - (b) Arches are similar to Dion's and apartments
- p) Rainwater Harvesting
  - i) Agent stated this was difficult but civil engineer created a rainwater harvesting area and applicant modified landscaping to fit.
  - ii) Harvesting will be above ground
  - iii) Area east of restaurant is turf
  - (1) Neighbors were happy with the turf

#### **Action Plan:**

Applicant will proceed with EPC hearing and then with DRB review. Hoping to break ground by end of year

#### **Action Items:**

- Agent will relay neighbors' concerns about improved access plans to avoid U-Turns on Gibson and University to Planner
- Facilitator will include a link to the application along with this report:

#### **Application Hearing Details:**

1. Hearing scheduled for September 13, 2012
2. Hearing Time:
  - a. The Commission will begin hearing applications at 8:30 a.m.
  - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
  - c. The agenda is posted on [www.cabq.gov/planning/epc/index](http://www.cabq.gov/planning/epc/index) on the Friday immediately prior to the EPC Hearing
3. Hearing Process:
  - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - b. City Planner includes facilitator report in recommendations.
  - c. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
  - a. Written comments must be received by 9:00 AM August 31<sup>st</sup>, to be included as an addendum to the file. Comments may be sent to:

Randall Faulkner, Staff Planner  
 600 2<sup>nd</sup> Street NW, Third Floor  
 Albuquerque, NM 87102  
[rfalkner@cabq.gov](mailto:rfalkner@cabq.gov)  
 (505) 924-3933

OR

Hugh Floyd, EPC Chair  
% Planning Department  
600 2<sup>nd</sup> St, NW, Third Floor  
Albuquerque, NM 87102

**Comments:**

**Names & Affiliations of Attendees:**

Shannon Beaucaire	City of Albuquerque
TK Keen	Applicant
Jackie Fishman	Agent
Elizabeth Aikin	KCA
Kimberly Brown	KCA
Paul Lawson	KCA
Lee Graham	CHL
Isabel F. Cabrera	CHL
Paula Welsh	NA Treasurer
Marcia Boyer	KCA